

**CITY OF MUSKEGON**  
**PLANNING COMMISSION**  
**REGULAR MEETING**

DATE OF MEETING: Thursday, February 16, 2017  
TIME OF MEETING: 4:00 p.m.  
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

---

**AGENDA**

- I. Roll Call
- II. Approval of Minutes from the regular meeting of January 12, 2017.
- III. Public Hearings
  - a. **Hearing, Case 2017-02:** Request for a Special Use Permit to store aggregate outside in an I-2, General Industrial district at 2051 Harvey St, by Phoenix Reclamation.
- IV. New Business
  - a. Elections
  - b. Update on 2160 Crozier Ave.
  - c. Public Work Session – Residential Zoning (after meeting)
- V. Old Business
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE  
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk  
933 Terrace Street  
Muskegon, MI 49440  
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

CITY OF MUSKEGON  
PLANNING COMMISSION  
REGULAR MEETING  
MINUTES

**January 12, 2017**

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: B. Mazade, F. Peterson, S. Gawron, B. Larson, J. Doyle

MEMBERS ABSENT: T. Michalski, E. Hood; J. Montgomery-Keast, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: P. Sanchez, CEC Engineers; Marty

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of December 15, 2016 be approved was made by B. Mazade, supported by F. Peterson and unanimously approved.

PUBLIC HEARINGS

None

NEW BUSINESS

**Case 2017-01:** Request for a Site Plan Review for a new building and practice field at 221 S Quarterline Rd. M. Franzak presented the staff report. This project was initially approved by the Planning Commission in April of 2016. However, Muskegon Community College has changed their plans and would now prefer that the new building be separate from the existing gymnasium, rather than building an addition to it. The property is zoned RM-1, Medium Density Multiple Family Residential, as is the rest of the Muskegon Community College campus. The new Health and Wellness Center will be 52,347 sf. and located just to the east of the current gymnasium. The new practice field will be located just south of the new building. The parking lot to the north will be realigned slightly to create a one-way access drive with a landscaping island. A few parking spots will be lost, but there is adequate parking in the area. Two retention basins will be located to the south of the new building to handle the stormwater runoff. Some trees will be removed where the new building will be placed; however, more trees will be added to the site, resulting in a net gain.

M. Franzak addressed concerns of the Fire and Public Works Departments. The Fire Marshall had denied the site plan due to the lack of fire access to the building. M. Franzak pointed out on the site plan where the planned access area would be, at the rear of the building. He proposed that any site plan approval be contingent on city staff being satisfied with fire accessibility and meeting the DPW requirements. P. Sanchez provided renderings of the site showing the placement of the new building and utilities. J. Doyle asked what had changed from their previous plans that were approved, and if any classrooms were being added. Marty explained the changes and stated that they would be adding classrooms as well as simulation suites for the nursing program.

A motion that the site plan for the new building and practice field at 221 S. Quarterline Rd. be approved, with the condition that staff be allowed to approve the alterations necessary to meet the DPW and Fire Department conditions, was made by F. Peterson, supported by B. Mazade and unanimously approved, with B. Mazade, F. Peterson, S. Gawron, B. Larson, and J. Doyle voting aye.

#### OLD BUSINESS

Small lot zoning – M. Franzak updated board members on this ongoing process.

Rezoning of Consumers Energy property – F. Peterson stated that City Commission approval of this had been tabled for approximately 2 weeks.

#### OTHER

None

There being no further business, the meeting was adjourned at 4:30 p.m.

STAFF REPORT  
February 16, 2017

**Hearing, Case 2017-02:** Request for a Special Use Permit to store aggregate outside in an I-2, General Industrial district at 2051 Harvey St, by Phoenix Reclamation.

**BACKGROUND**

1. The applicant is requesting a Special Use Permit to allow for outdoor aggregate storage at 2051 S Harvey St. Outdoor aggregate storage is allowed with a Special Use Permit in I-2 Districts.
2. The aggregate would be stored on the south side of the property as indicated on the enclosed site plan (please also see the enclosed comments from the applicant). A gravel road would allow access to the storage area from the main driveway.
3. There is a natural wooded area currently in this location. Most of the trees would be removed, but a small buffer of trees will stay on the eastern border of the property to help screen the piles from the highway. Staff will be working with the applicant before the meeting to better identify which trees will remain.
4. The Home Acres Supply building will also screen some of the highway traffic from the aggregate.
5. There are a few businesses that utilize the building on site. Phoenix Reclamation is requesting the Special Use Permit.
6. The property is currently in violation of the zoning ordinance. A tenant of the building has been storing products in trailers in the parking lot. Any outdoor storage in industrial districts must be screened. There is not currently any fencing or landscaping that screens the outdoor storage. Also, many of the trailers and other vehicles are parked on the grass, which is also in violation of the ordinance. Staff has been working with the owner of the company over the past couple years to remove the trailers, but they have failed to meet any of the deadlines as of yet.
7. Notice was sent to neighboring properties within 300 feet. This also includes the residential properties adjacent to the property that are in Muskegon Township. At the time of this writing, staff has not received any comments.

**Southern portion of property where aggregate would be stored.**



**Outdoor storage without screening**

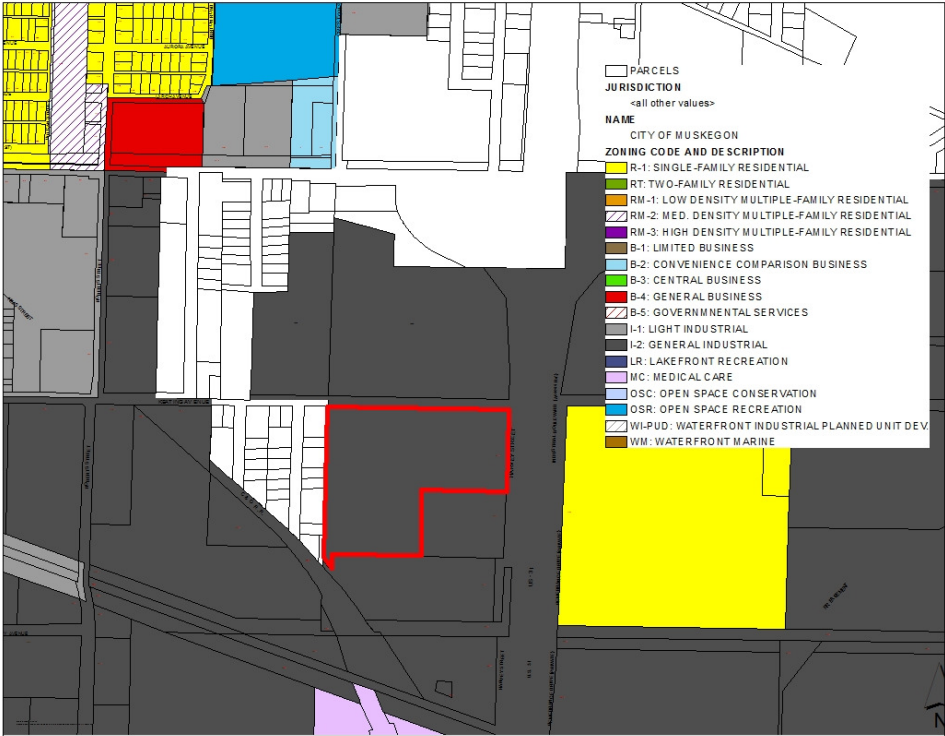


**Storage trailers parked on grass.**

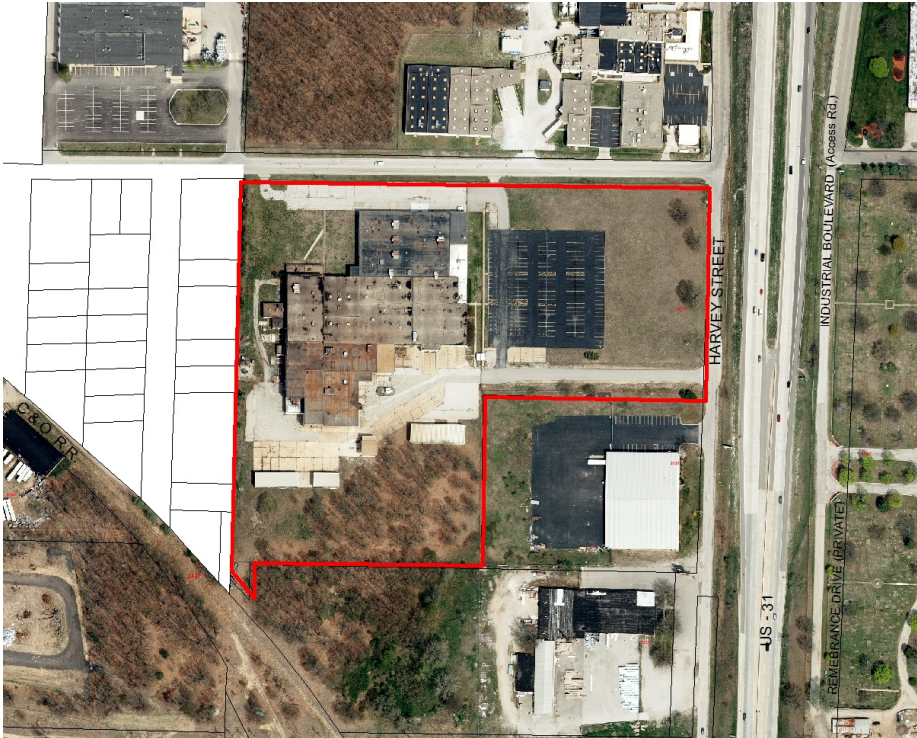




**Zoning Map (white parcels are in Muskegon Twp)**



**Aerial Map**



**MOTION FOR CONSIDERATION**

I move that the Special Land Use Permit for the outdoor storage of aggregate at 2051 Harvey St be (approved/denied) as proposed with the following condition:

1. Aggregate storage shall only be permitted within the boundaries defined on the site plan.